

EASTBOURNE

147-149 TERMINUS ROAD BN21 3NU



Prime and Highly Prominent Retail /Catering Unit
Potential for Outside Seating
Opposite MARKS&SPENCER – To Let

LOCATION

Eastbourne is a seaside town on the south coast, c.20 miles east of Brighton and c.17 miles west of Hastings with a population of 99,412 (2011 census).

The property occupies a highly prominent, pedestrianised corner trading position at the southern end of Terminus Road. The property is opposite **Marks & Spencer** and adjoins **Bill's**, while other occupiers of note within the immediate vicinity include **Dominos**, **Millets**, **Shoe Zone**, **Caffé Nero** and **Subway**.

The Beacon Shopping Centre is anchored by **Marks & Spencer**, **Sainsbury's** and **Primark**, and other tenants include **Wilko**, **Boots**, **Starbucks**, **McDonald's**, **JD Sports** and **River Island**. The centre has recently undergone a 175,000 sq ft leisure and retail extension which included lettings to **Cineworld**, **Nando's**, **Next** and **H&M**. The centre provides the town's primary multi-storey shopper's car park, offering 1,000 spaces.

ACCOMMODATION

The property is arranged over the ground floor, with the following approximate dimensions and net internal floor area:-

Gross Frontage	17.21 m	56 ft 6 ins
Return Frontage	11.58 m	38 ft 0 ins
Ground Floor Sales	164.90 sq m	1,775 sq ft
Ground Floor Storage/Staff	13.94 sq m	150 sq ft
Total	178.84 sq m	1,925 sq ft

The property is a newly refurbished unit.





TERMS

The property is available by way of a new 15 year full repairing and insuring lease at a commencing rent of **£55,000 pa**, subject to five yearly upward only rent reviews.

RATES

To be reassessed – further information available upon request.

ENERGY PERFORMANCE CERTIFICATE

The property is rated within band D. A copy of the EPC is available upon request.

LEGAL COSTS

Each party is to be responsible for its own costs.

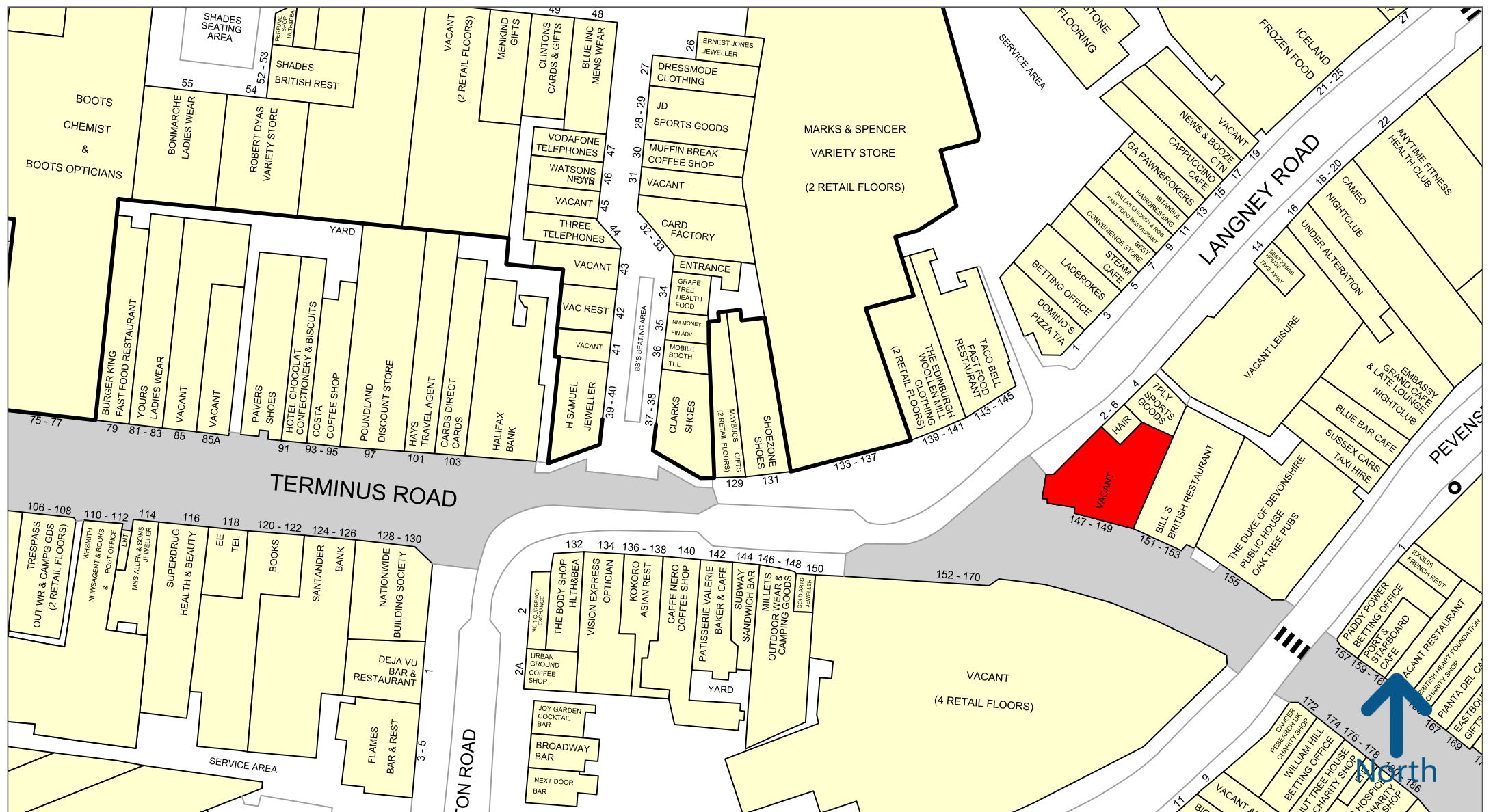
CONTACT

For further information or to arrange an inspection of the property please contact sole agents:-

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Subject to Contract and Exclusive of VAT (if applicable).



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